

**SEND TAX NOTICE TO:**

**Henry B. Rooks**

**261 Rooks Estates**

**Chelsea, AL 35043**

This instrument was prepared by:  
Wendy Hartley Gregerson  
5501 Highway 280, Suite 301  
Birmingham, AL 35242

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of compliance with an order of the Probate Court of Shelby County, Alabama, hereinafter described, and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Henry B. Rooks, as Personal Representative of the Estate of Edna Louise Bailey Rooks, deceased**, (herein referred to as Grantor), grant, bargain, sell and convey unto **Frank H. Rooks and Henry B. Rooks**, both of who are married men (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel Number 14 1 01 0 000 040.000 more particularly described as follows:

BEG SE COR NE ¼ SW ¼ N1320 W1800(S) SLY 40(S) W176.18 TO E ROW CO  
RD #36 SE ALG ROW TO S LN NW ¼ SW ¼ E345(S) N550 E381.47 N470 E560  
S470 W474.47 S 550 E TO POB located in Shelby County, Alabama.

This conveyance is executed by the undersigned **Henry B. Rooks, solely in his capacity as Personal Representative of the Estate of Edna Louise Bailey Rooks, deceased**, and not in his individual capacity nor in any other capacity. This conveyance is further executed in compliance with and subject to the terms, conditions, and stipulations of an order of the Probate Court of Shelby County, Alabama in said cause.

**TO HAVE AND TO HOLD** to the said Grantee, his, her or their heirs and assigns forever.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 27<sup>th</sup> day of January, 2018.

THE ESTATE OF EDNA LOUISE BAILEY  
ROOKS, DECEASED.

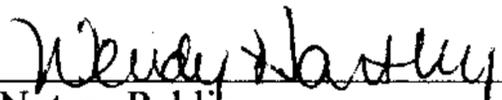
By: Henry Rooks  
Henry B. Rooks, in his capacity as Personal  
Representative of the Estate of Edna Louise  
Bailey Rooks, deceased.

  
20180201000034430 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
02/01/2018 02:10:54 PM FILED/CERT

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Henry B. Rooks**, whose name as Personal Representative of the Estate of Edna Louise Bailey Rooks, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of January, 2018.

  
\_\_\_\_\_  
Notary Public



20180201000034430 2/3 \$22 00  
Shelby Cnty Judge of Probate, AL  
02/01/2018 02:10:54 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Edna Louise Bailey Rooks  
Mailing Address 261 Rooks Estates  
Chelsea, AL 35043

Grantee's Name Frank H Rooks, Henry B. Rooks  
Mailing Address 261 Rooks Estates  
Chelsea, AL 35043

Property Address 35 Rooks Estates  
Chelsea, AL 35043

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 285,270.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  Appraisal  
 Sales Contract  Other Per Will  
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/1/18

Print \_\_\_\_\_

Unattested \_\_\_\_\_

Sign Henry B. Rooks  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

